



6 Brynhyfryd Road, Llanerch, Llanelli, SA15 3RH

For Sale with No Onward Chain, this Semi Detached property is located within the popular Llanerch area of Llanelli, within easy reach of Llanelli Town Centre and local Schools. The property within briefly comprises: Entrance Hallway, Two Reception Rooms and Kitchen to the Ground Floor, with Three Bedrooms and Shower Room to the First Floor. Externally there are Front and Rear Gardens.

*** IDEAL FIRST TIME BUY / INVESTMENT ***

THIS PROPERTY IS A NON TRADITIONAL CONSTRUCTION BUILD.

£79,995

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ENTRANCE

UPVC double glazed door with obscure glass panel into:

HALLWAY

Coved and papered ceiling, smoke detector, stairs to first floor.

LOUNGE 4.836m x 3.652m (15'11" x 12'0")

Coved and papered ceiling, wooden framed single glazed windows to front and rear, television aerial point, inset gas fire with marble effect inset and hearth with wooden surround and stone feature wall, wall mounted thermostat.

DINING ROOM 3.602m x 2.658m (11'10" x 8'9")

Coved and papered ceiling, wooden framed single glazed window to front, radiator, television aerial point, wooden doors with obscure glass single glazed panels into:

KITCHEN 4.713m x 2.142m (15'5" x 7'0")

Coved and papered ceiling, wooden framed single glazed window to rear, uPVC double glazed obscure glass window to side, uPVC double glazed door with obscure glass panels to rear, radiator, door into understairs storage cupboard with shelving, vinyl flooring, fitted with a range of wall and base units with work surface over, walls tiled to splash back, stainless steel sink and drainer with mixer tap, television aerial point, space for fridge freezer, plumbing for washing machine, space for cooker, space for tumble dryer.

FIRST FLOOR

LANDING

Coved and papered ceiling, loft access hatch, wooden framed double glazed window to rear, radiator, door into storage cupboard with shelving, smoke detector.

BEDROOM ONE 4.848m max x 3.462m max (15'11" max x 11'4" max)

Polystyrene tiled ceiling, two wooden framed single glazed windows to front, door into storage cupboard, door into airing cupboard with shelving and water tank, wall mounted thermostat, television aerial point, telephone point.

SHOWER ROOM 2.657m x 1.354m (8'9" x 4'5")

Textured ceiling, wooden framed double glazed obscure glass window to rear, extractor fan, part tiled walls, washable wall panels, radiator, non slip flooring, fitted with a three piece suite comprising: pedestal wash hand basin, walk in shower cubicle with overhead electric shower, shower seat and WC.

BEDROOM TWO 2.73m x 2.037m (8'11" x 6'8")

Coved and polystyrene tiled ceiling, wooden framed double glazed window to rear, radiator.

BEDROOM THREE 3.720m x 2.701m (12'2" x 8'10")

Coved and polystyrene tiled ceiling, wooden framed single glazed window to front, radiator.

EXTERNAL

FRONT

Gated pedestrian access with footpath leading to entrance door, enclosed garden laid to lawn bordered with a range of mature shrubs and trees, pedestrian side access.

REAR

Enclosed garden with paved area leading to pedestrian side access, door into storage shed, steps up to garden laid to lawn, bordered with a range of mature shrubs and trees, paved platform with greenhouse, external tap, two external lights.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01554 784 400



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.